



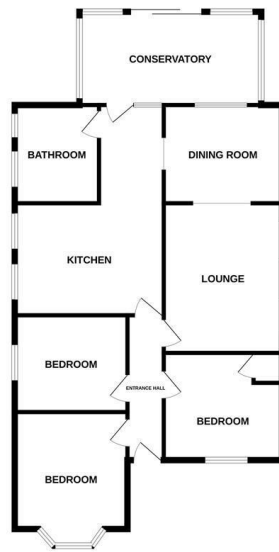
60 Laundry Lane | Thorpe St. Andrew | Norwich | NR7

Price Guide £415,000

GUIDE PRICE: £415,000 - £425,000 ****STUNNING NEWLY RENOVATED DETACHED BUNGALOW ON A CORNER PLOT**** Gilson Bailey are delighted to offer this beautifully presented and newly renovated, three bedroom detached bungalow, occupying an attractive corner plot in the highly sought after suburb of Thorpe St Andrew. Finished to an excellent standard throughout and offering an impressive amount of bright, spacious and versatile accommodation, this superb home is ready for its new owners to simply move straight in and enjoy. The accommodation comprises a welcoming entrance hall, generous lounge perfect for relaxing, separate dining room ideal for family meals and entertaining, a stunning modern fitted kitchen, stylish contemporary bathroom, large conservatory overlooking the garden and three excellent double bedrooms. Outside, the property continues to impress with a large driveway extending to the front and side, providing ample off road parking and leading to a garage, while to the rear is a good sized garden, offering a wonderful space for families, entertaining and enjoying the warmer months. Further benefits include double glazing, gas heating and excellent condition throughout following its recent renovation. Combining stylish modern living, generous single-storey accommodation, excellent outside space and a fantastic position within sought after Thorpe St Andrew, this wonderful bungalow would make an exceptional family home and is sure to attract plenty of interest, so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, validity and applicability of this plan are not guaranteed and no guarantee is given to their accuracy or otherwise can be given. Made with Metaplan 12/2019

Location

Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen and three bedrooms.

Lounge 13'11" x 10'11"

Two double glazed windows, radiator.

Dining Room 11'3" x 9'2"

Double glazed window, radiator.

Kitchen 20'0" x 13'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, two double glazed windows, radiator, door to rear.

Bathroom 8'11" x 7'10"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Conservatory 16'11" x 7'10"

Double glazed construction with sliding patio doors.

Bedroom One 12'5" x 9'11"

Double glazed window, radiator.

Bedroom Two 10'5" x 8'11"

Double glazed window, radiator.

Bedroom Three 11'0" x 9'11"

Double glazed window, radiator, cupboard.

Outside Front

Large driveway providing off road parking to the front and side leading to a detached garage.

Outside Rear

Timber decking seating area, lawned area to side, plant borders, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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